

Chairperson of the Board of Adjustment
c/o Planning Department City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

December 28, 2020

Dear Board of Adjustment Chairperson and Members,

Thank you for your time to consider our proposed renovations of 21 Fernald Court.

Please find this Letter of Intent in support of our Request for Variance for 21 Fernald Court, Portsmouth, NH 03801.

This Letter of Intent is in support of relief from dimensional requirements for our proposed renovations to the existing non-conforming home. The intent of this addition is to expand the living space while simultaneously reducing the impervious surface area.

The current lot has minimal conforming area. We believe this proposal will allow us to expand the living space without expanding the lot coverage. We will be removing much of the impervious blacktop to be replaced with lawn and pervious space. Submitted please find the detailed plans.

With this proposal we are asking for relief in full respect to the board criteria as defined in Article 2.0, Section 10.230 - 10.233.20.

10.233.21 The variance will not be contrary to the public interest;

The renovation is in line with the current character of the neighborhood and enhances the overall lot.

10.233.22 The spirit of the Ordinance will be observed;

The renovation will not harm the health, safety or general welfare of the community. The request balances the overall dimensions with the character and return of green space.

10.233.23 Substantial justice will be done;

There is no gain to the public by denying the variance. Given the options for this lot, denying the request would create hardship for the applicants, to build the house for their family.

10.233.24 The values of surrounding properties will not be diminished;

There is no reason to believe this will diminish the value of surrounding properties and in-fact the improvement to the house and the return of green space will likely increase the value of the neighborhood.

and

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

Denying the variance request would result in an undue hardship as the property is unique in the shape of the lot and the lack of conforming land. The use seems to be a reasonable request. The property is already non-conforming and in fact the reduction in impervious land will reduce the non-conforming use.

We thank you for your time and consideration of this request.

All the best,

Mike Schwartz & Sharyn Potter

Mike Schwartz and Sharyn Potter

Schwartz Residence

21 Fernald Ct, Portsmouth, NH

ZBA SUBMITTAL SET

December 30, 2020

DRAWING INDEX

ARCHITECTURAL

- EX1.0 EXISTING LOWER LEVEL PLAN
- EX1.1 EXISTING FIRST FLOOR PLAN
- EX1.2 EXISTING SECOND FLOOR PLAN

EX2.0 EXISTING ELEVATIONS

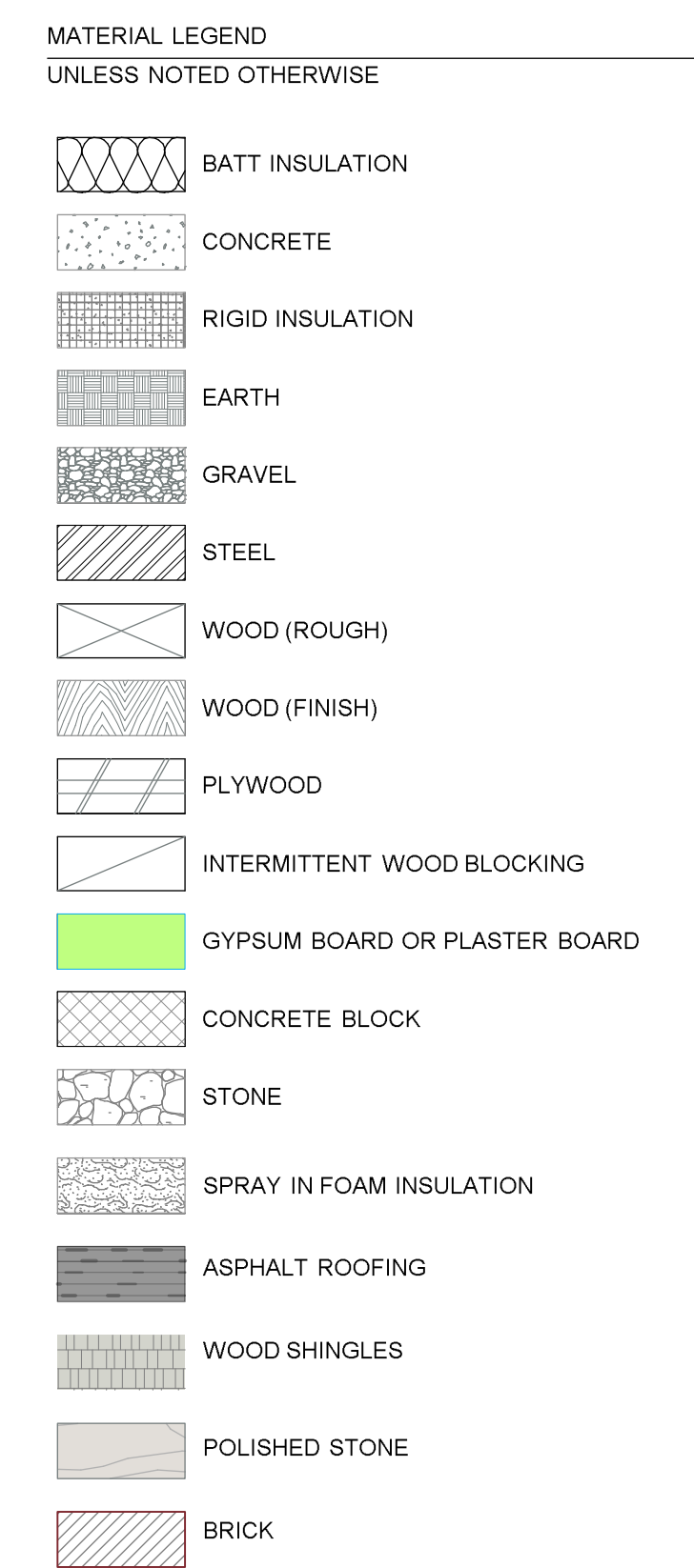
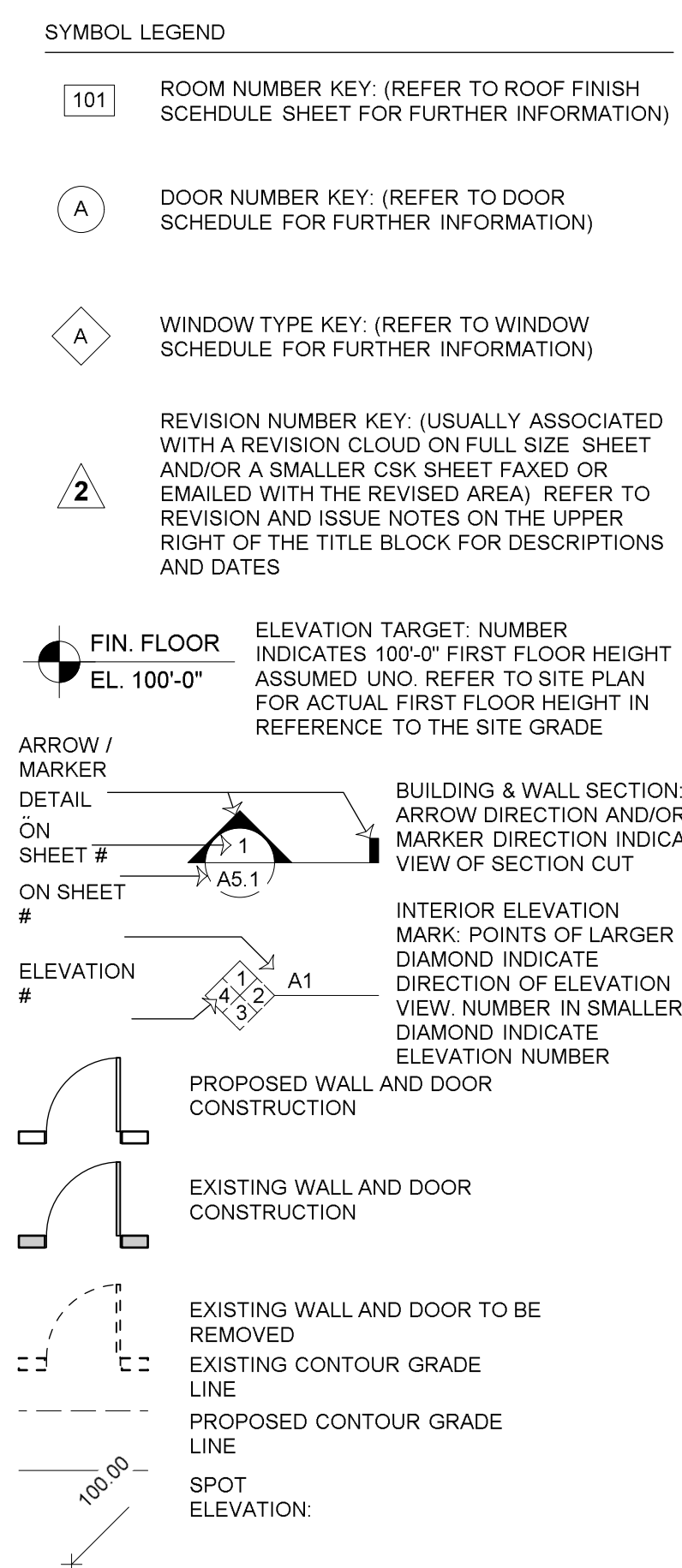
A0 SITE PLAN

A0.0 ARCHITECTURAL FOUNDATION PLAN

- A1.1 1st FLOOR PLAN
- A1.2 2nd FLOOR PLAN

A2.0 ELEVATIONS

A4.0 BUILDING SECTIONS

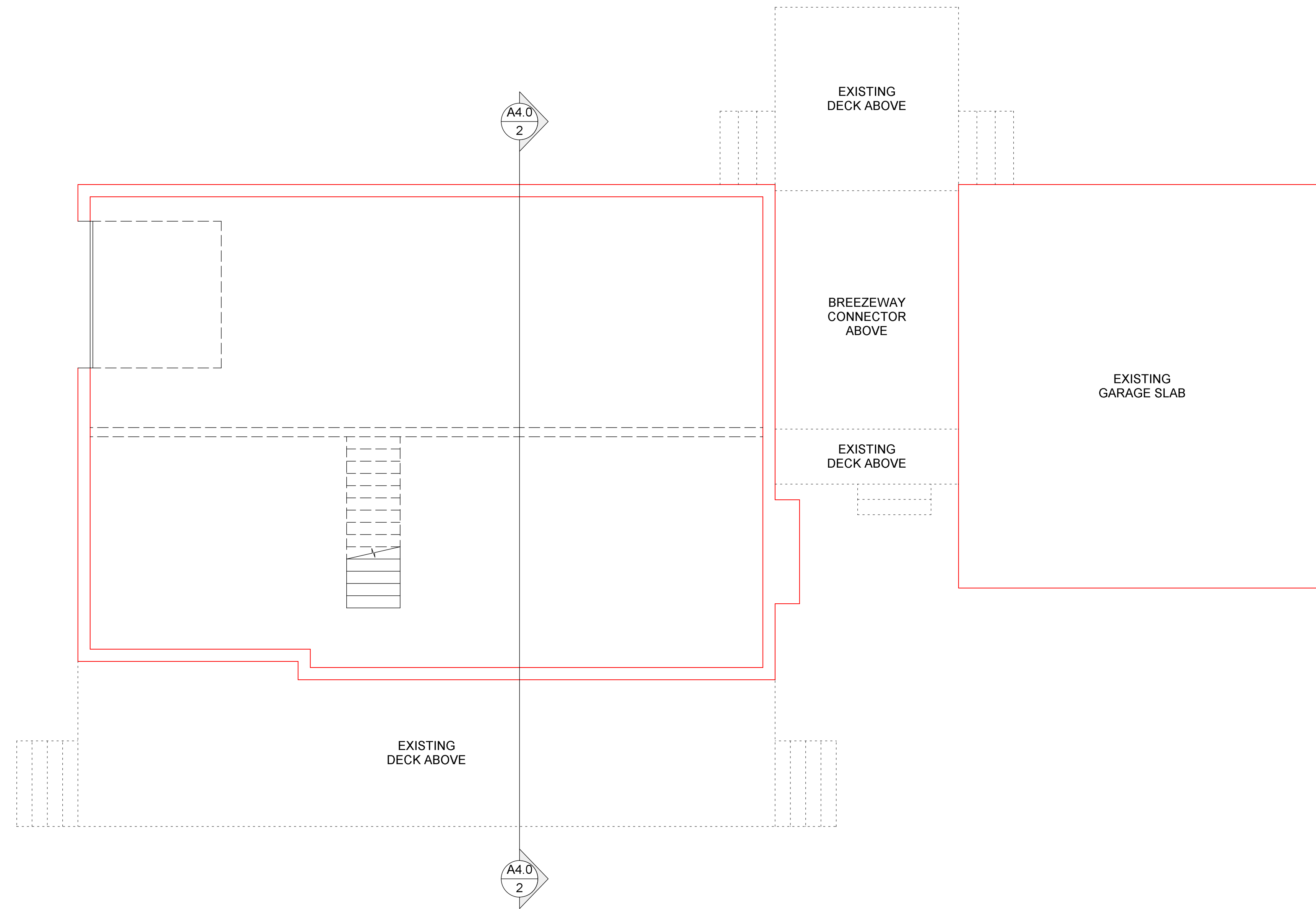


PROPOSED SCHEMATIC PERSPECTIVE
NOT TO SCALE

EXISTING PERSPECTIVE

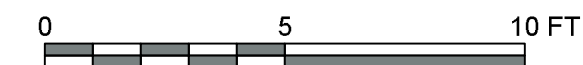
Design
WORTH CALLING
HOME

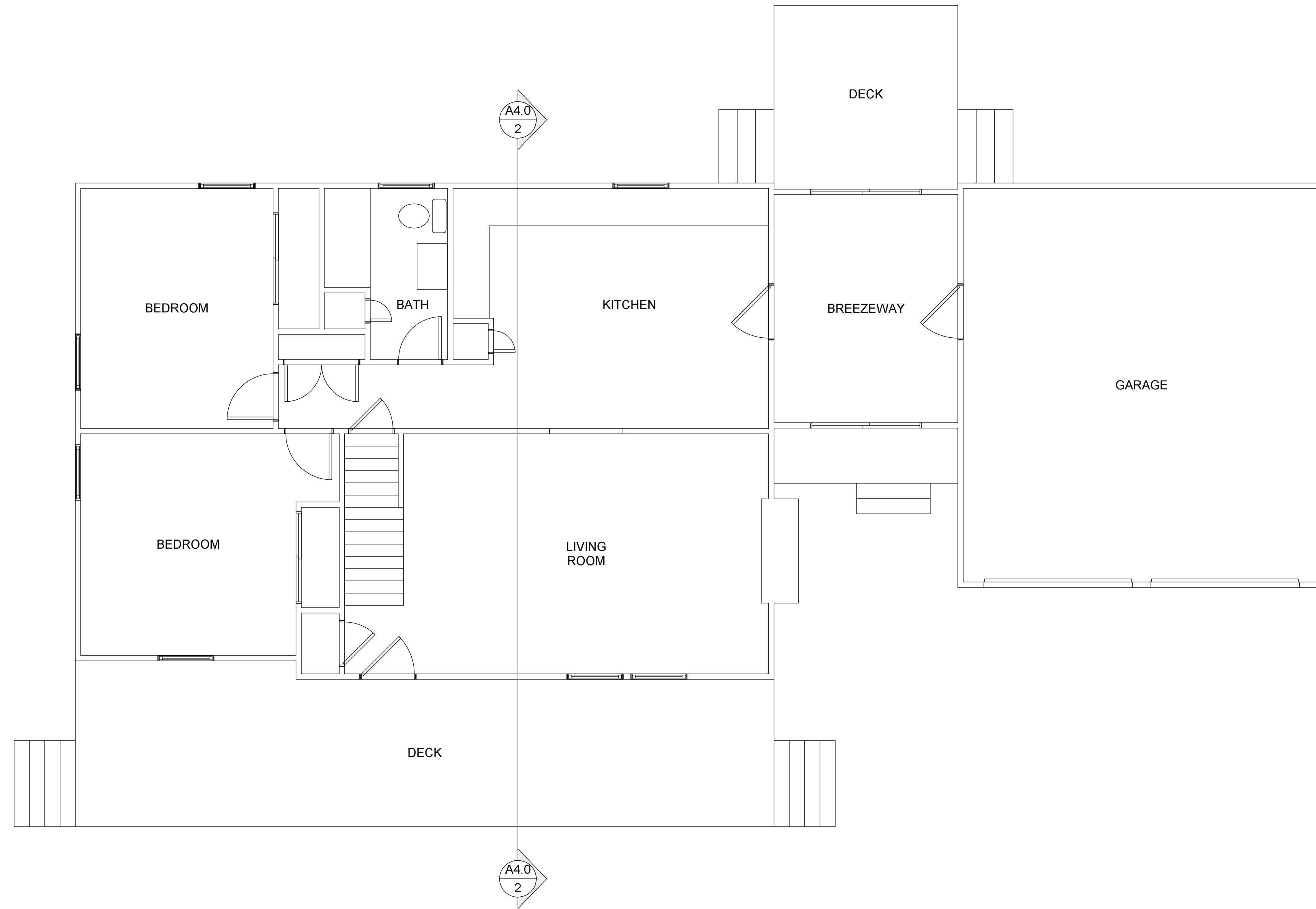
Justin Knowlton
www.designworthcallinghome.com
603.767.3232
designworthcallinghome@gmail.com



EXISTING BASEMENT PLAN

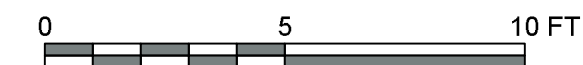
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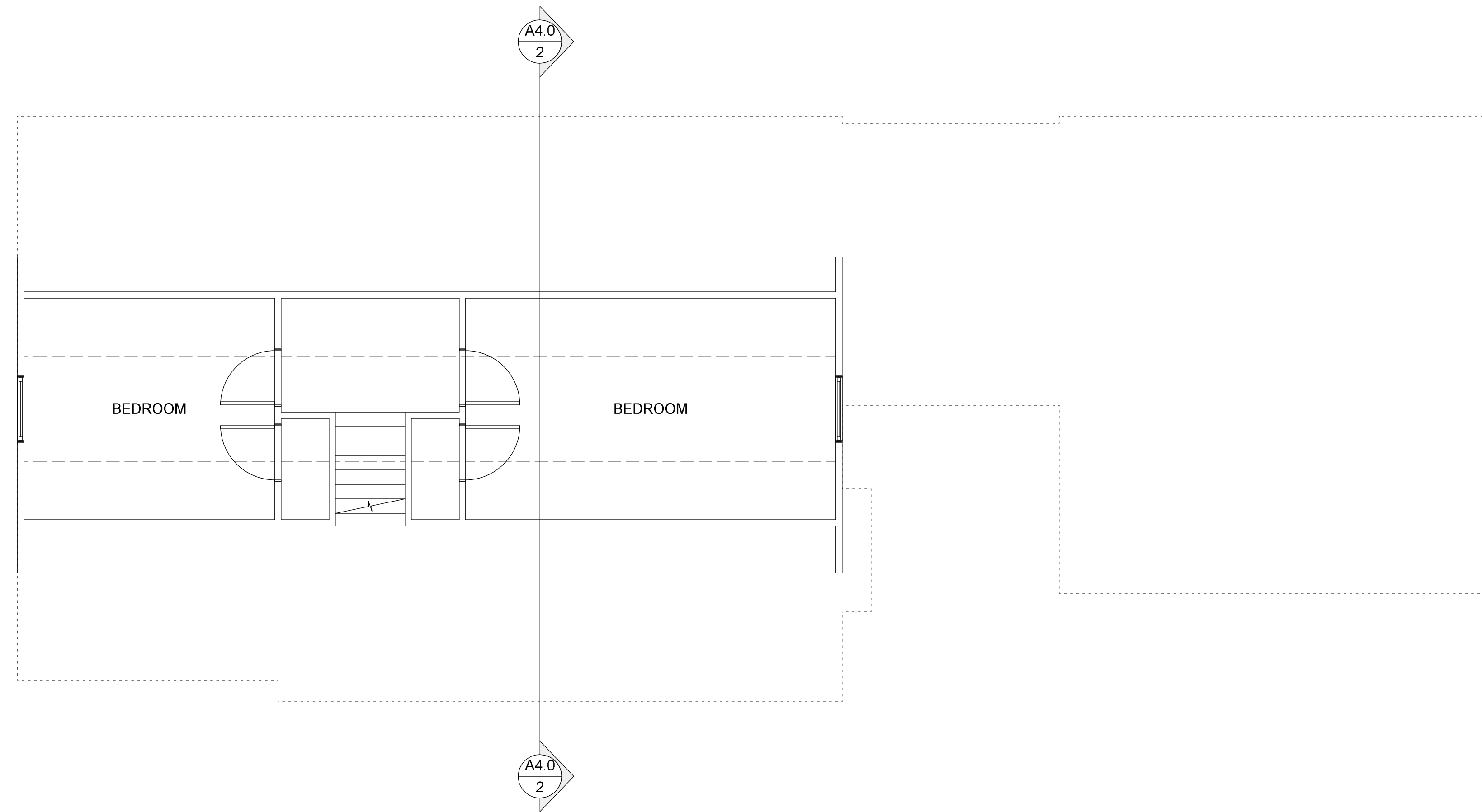




EXISTING FIRST FLOOR PLAN

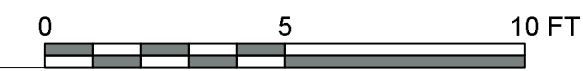
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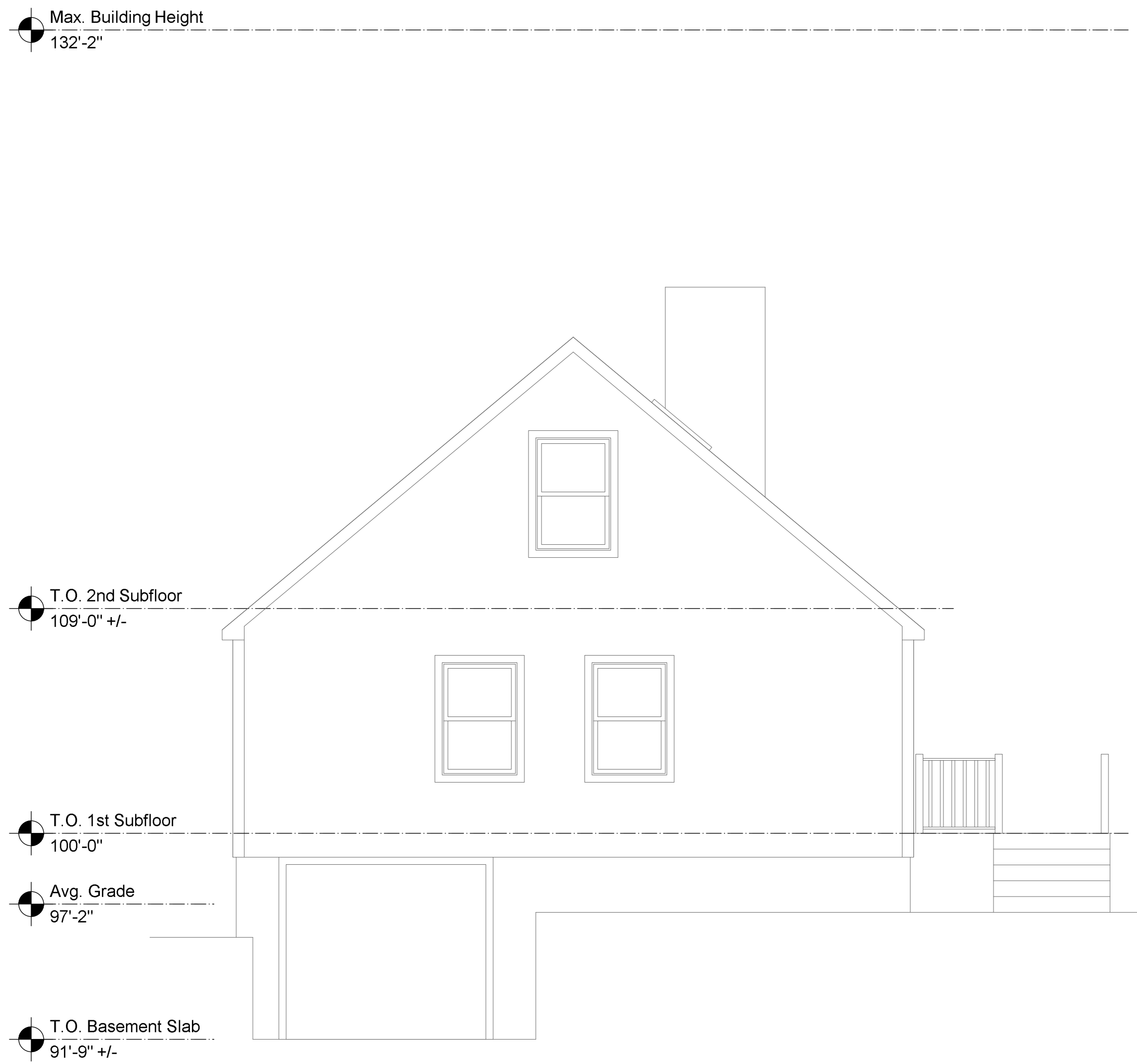




EXISTING SECOND FLOOR PLAN

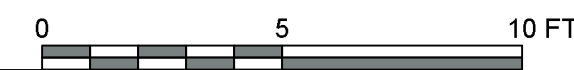
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EXISTING SIDE ELEVATION

Scale: 1/4" = 1'-0"

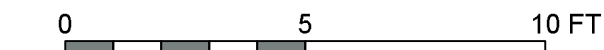


Max. Building Height
132'-2"

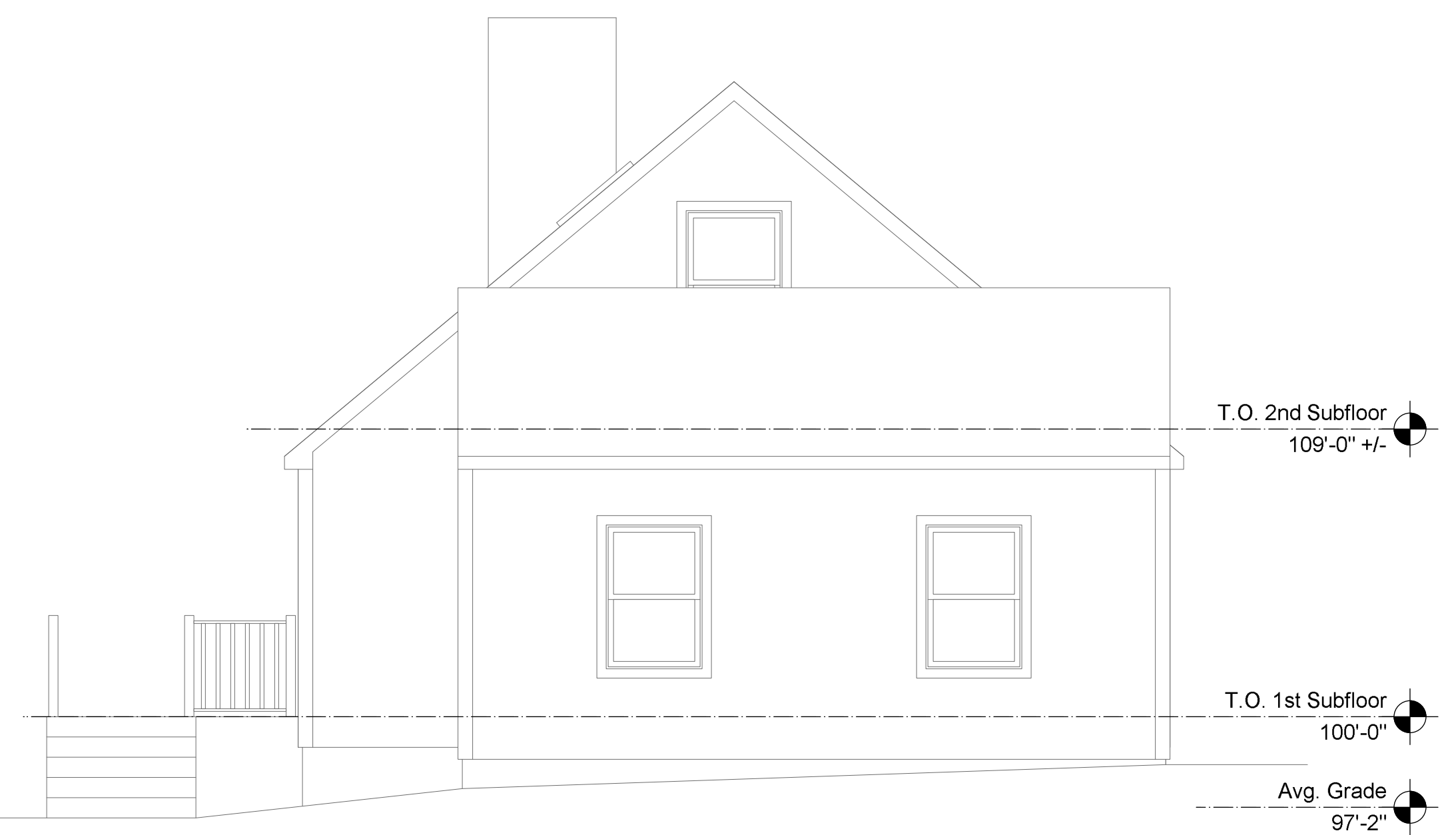


EXISTING FRONT ELEVATION

Scale: 1/4" = 1'-0"

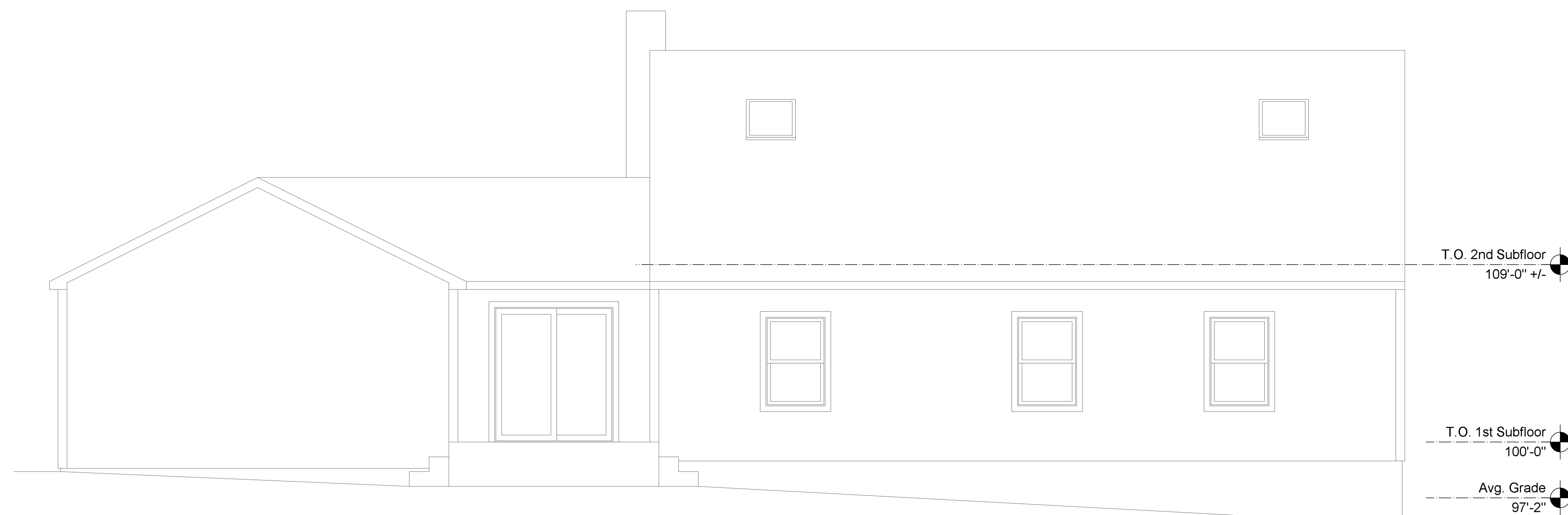
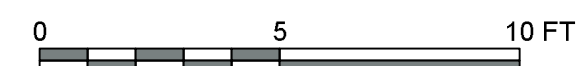


Max. Building Height
132'-2"



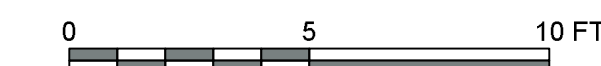
EXISTING SIDE ELEVATION

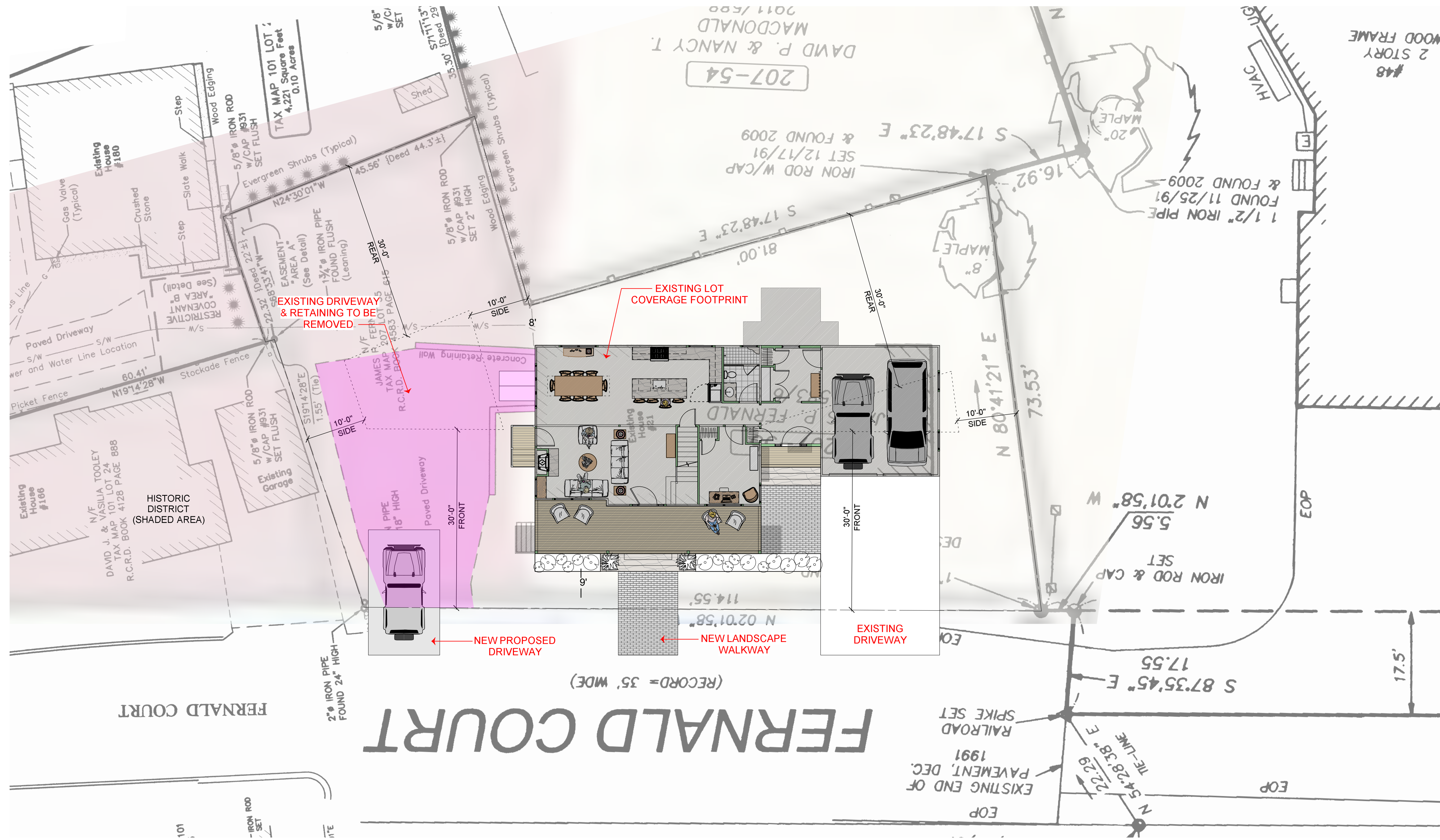
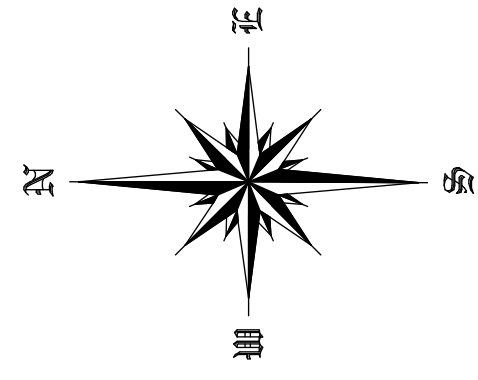
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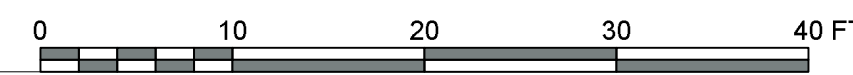
EXISTING BACK ELEVATION

Scale: 1/4" = 1'-0"





PROPOSED SITE PLAN
Scale: 1" = 10'-0"



ZONING MAP

Residential Districts

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GAMH Garden Apartment/Mobile Home Park

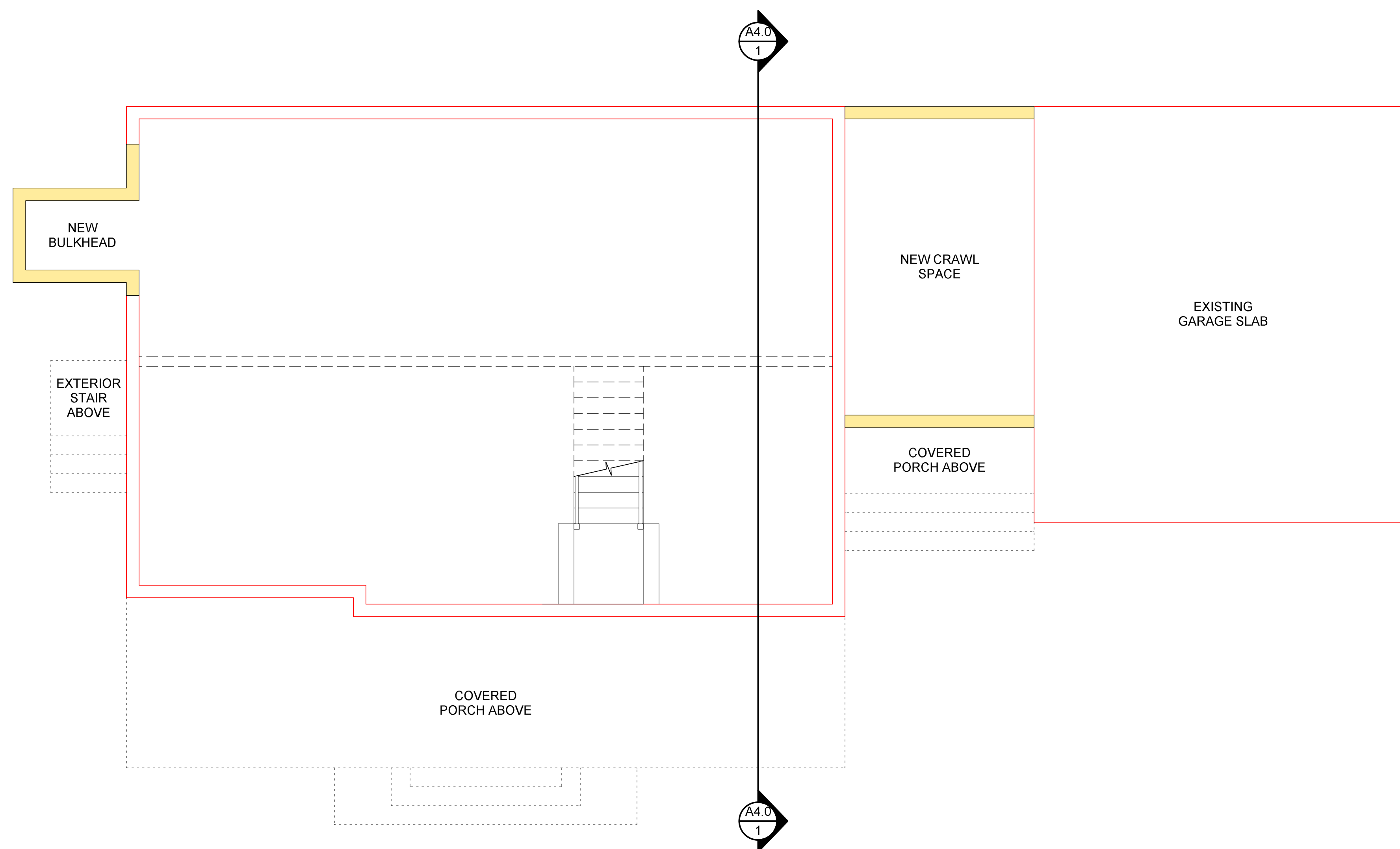
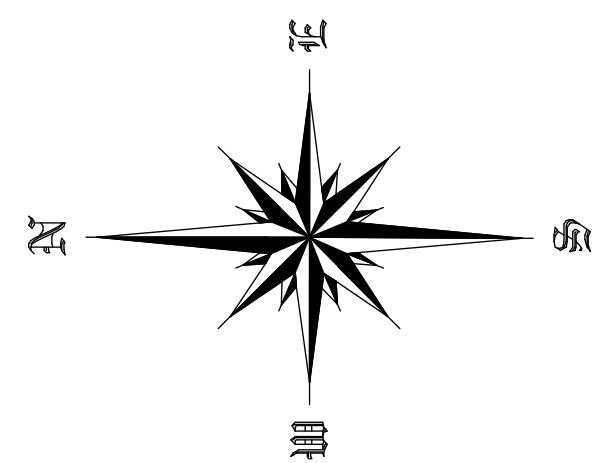
ZONE	SINGLE RESIDENCE B		
	DIMENSION	EXISTING	PROPOSED
MIN. LOT AREA PER DWELLING UNIT	15,000 SF	8,712 SF	EXISTING LOT
BUILDING SETBACKS:			
FRONT:	30 FT		
SIDE:	10 FT		
REAR:	30 FT		
MAX. BUILDING HEIGHT	35 FT	22'-8 1/2"	29'-0"
MAX. BUILDING COVERAGE	LOT - 8,712 SF ±20% = 1,742.40 SF	2,099 SF	2,028 SF
MIN. OPEN SPACE	LOT - 8,712 SF ±40% = 3,484.80 SF	4,396 SF (50.46%)	5,102 SF (58.56%)



ZBA SUBMITTAL SET
12.30.2020
SITE PLAN

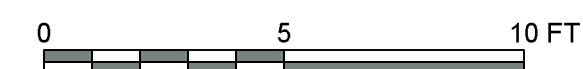
21 FERNALD COURT
Portsmouth, New Hampshire
Design Worth Calling Home

A0

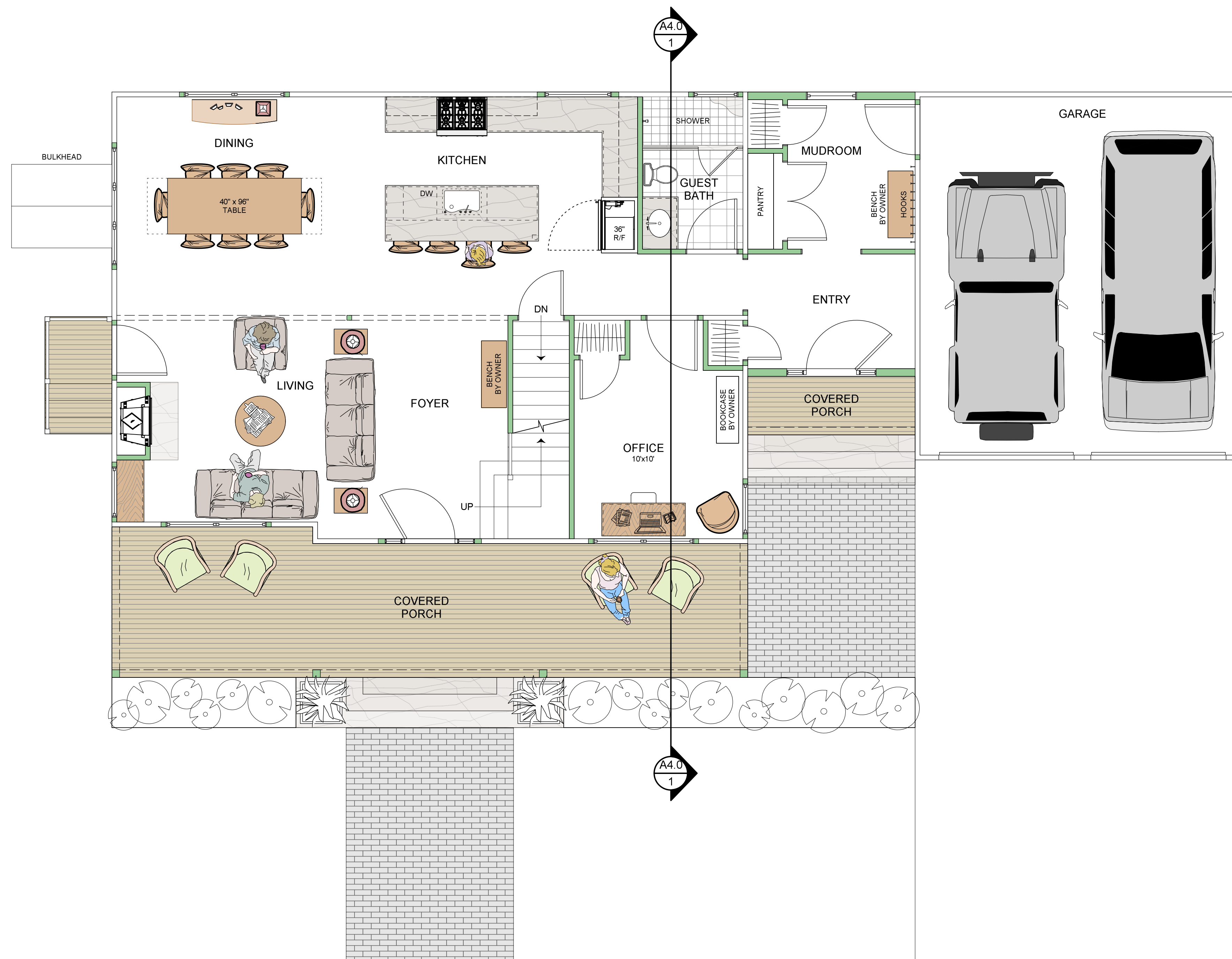
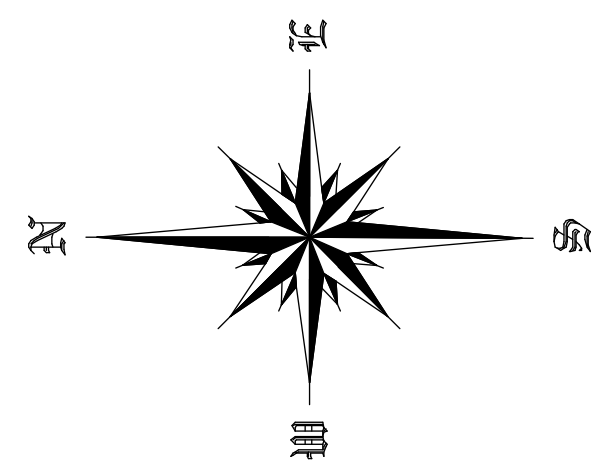


PROPOSED FOUNDATION PLAN

Scale: 1/4" = 1'-0"

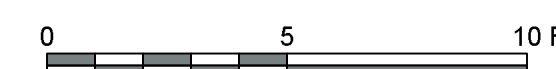


- EXISTING FOUNDATION WALL TO REMAIN
- NEW FOUNDATION WALL



PROPOSED FIRST FLOOR PLAN

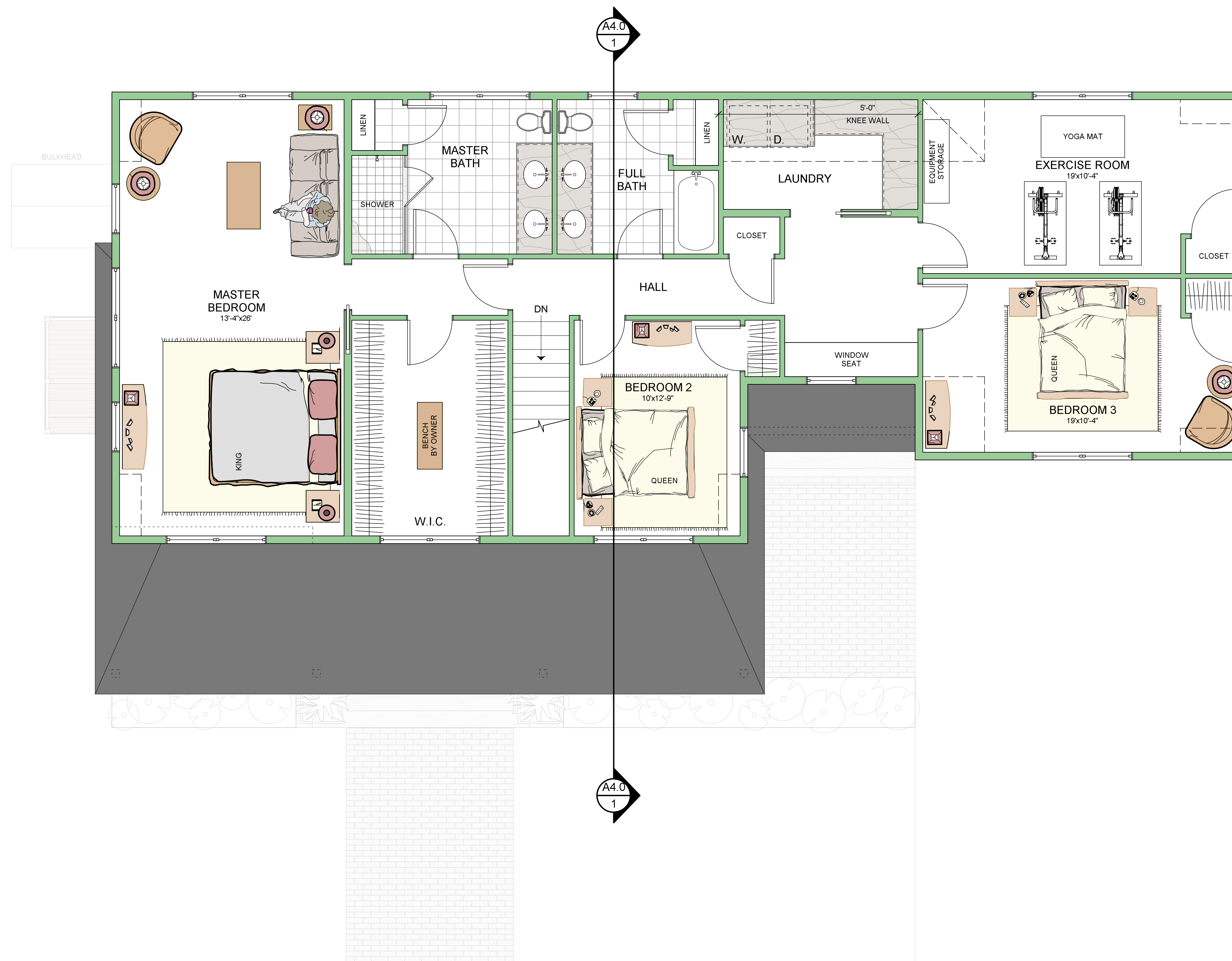
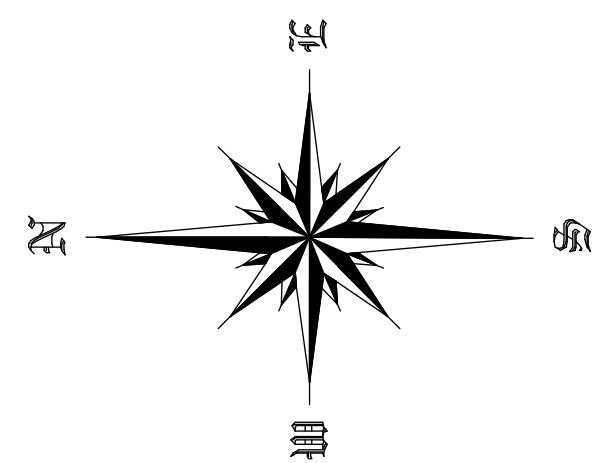
Scale: 1/4" = 1'-0"



- EXISTING WALL TO REMAIN
- NEW PROPOSED STUD WALL

AREA TAKEOFFS

FIRST FLOOR	1184 SQ. FT.
SECOND FLOOR	1600 SQ. FT.
GARAGE	435 SQ. FT.



PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



- EXISTING WALL TO REMAIN
- NEW PROPOSED STUD WALL

AREA TAKEOFFS

FIRST FLOOR	1184 SQ. FT.
SECOND FLOOR	1600 SQ. FT.
GARAGE	435 SQ. FT.

Max. Building Height
132'-2"

132'-2"
Max. Building Height



T.O. 2nd Subfloor
109'-0" +/-

T.O. 1st Subfloor
100'-0"

PROPOSED SIDE ELEVATION

Scale: 1/4" = 1'-0"



109'-0" +/-
T.O. 2nd Subfloor

100'-0"
T.O. 1st Subfloor

PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"



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Max. Building Height
132'-2"

Max. Building Height
132'-2"



T.O. 2nd Subfloor
109'-0" +/-

T.O. 1st Subfloor
100'-0"

PROPOSED SIDE ELEVATION

Scale: 1/4" = 1'-0"



T.O. 2nd Subfloor
109'-0" +/-

T.O. 1st Subfloor
100'-0"

PROPOSED BACK ELEVATION

Scale: 1/4" = 1'-0"



ZBA SUBMITTAL SET
12.30.2020

EXTERIOR ELEVATIONS

21 FERNALD COURT
Portsmouth, New Hampshire
Design Worth Calling Home

A2.0

Max. Building Height
132'-2"

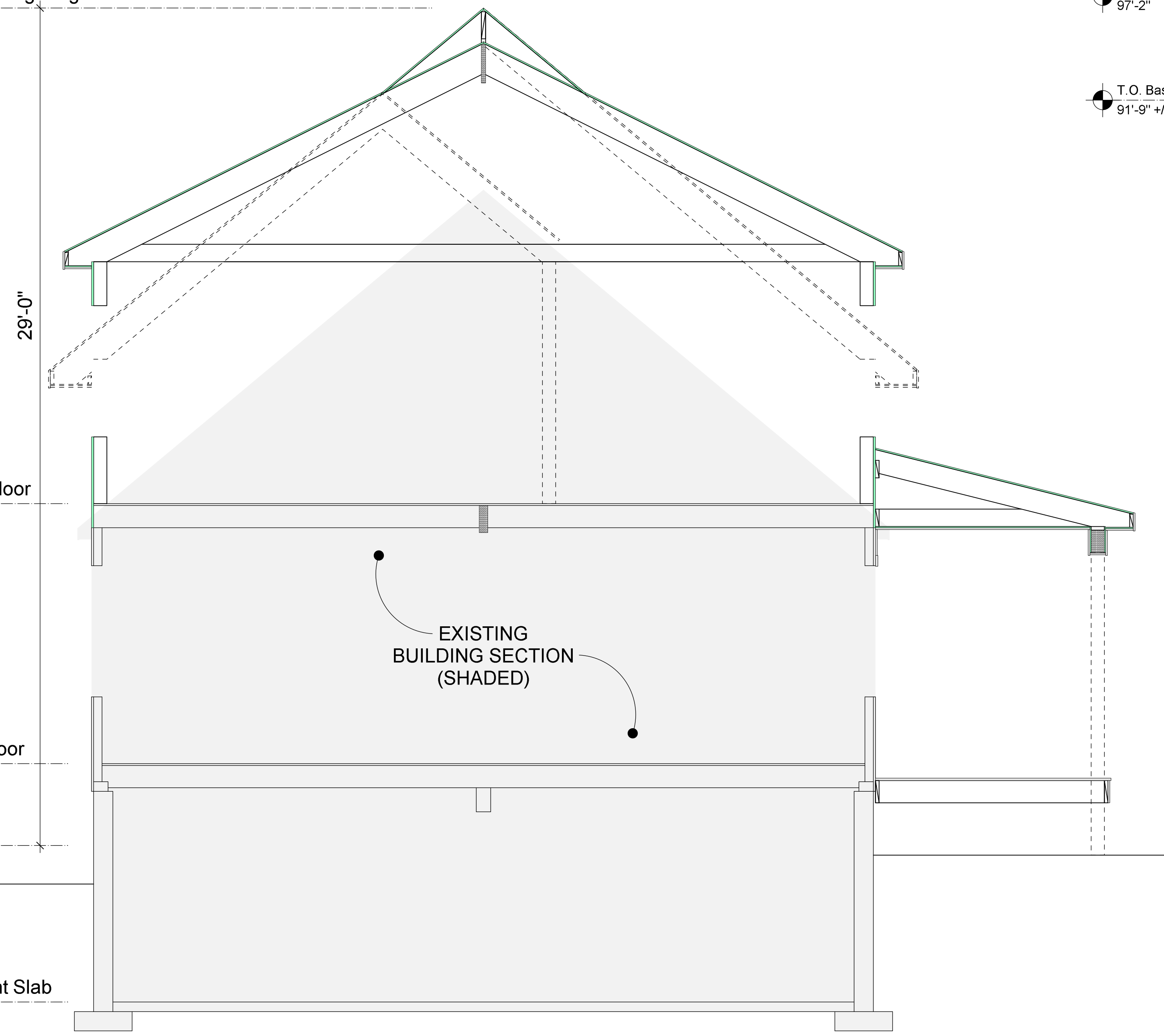
Proposed Building Height
126'-2"

T.O. 2nd Subfloor
109'-0" +/-

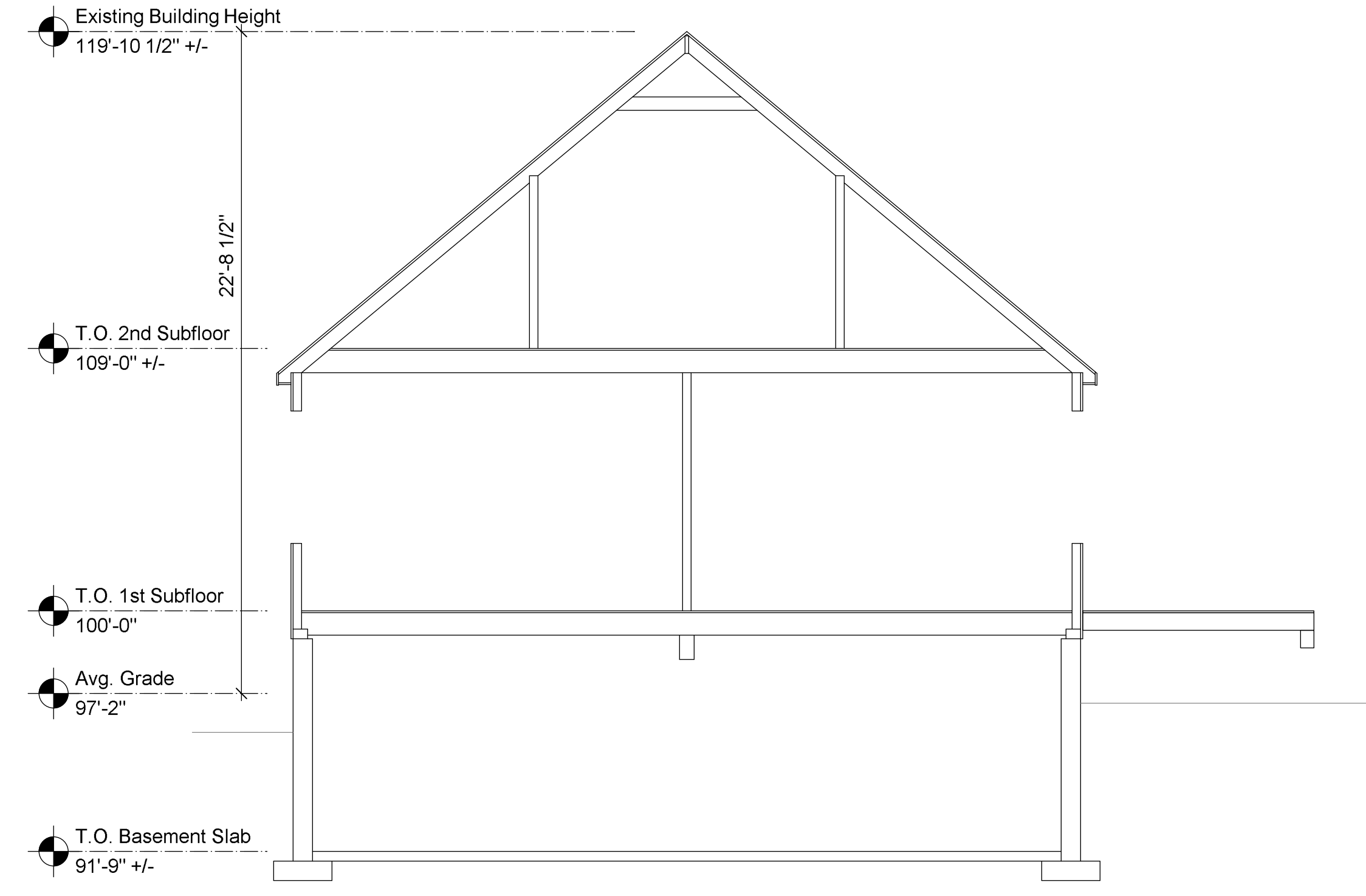
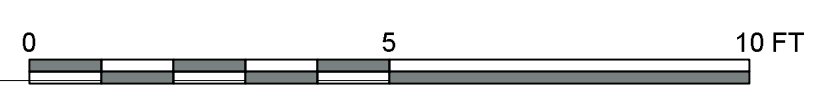
T.O. 1st Subfloor
100'-0"

Avg. Grade
97'-2"

T.O. Basement Slab
91'-9" +/-



1 PROPOSED SECTION
Scale: 3/8" = 1'-0"



Existing Building Height
119'-10 1/2" +/-

T.O. 2nd Subfloor
109'-0" +/-

T.O. 1st Subfloor
100'-0"

Avg. Grade
97'-2"

T.O. Basement Slab
91'-9" +/-

2 EXISTING SECTION
Scale: 1/4" = 1'-0"

